



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE AGENDA

TUESDAY, AUGUST 2, 2005

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

The Special Studies Committee will meet to consider the following items:

- 1. Docket No. 05050004 Z: Arden Townhomes**
The applicant seeks to rezone 12.72 acres from R1 to PUD for the purpose of developing a site with 100 proposed townhomes. The site is located at 1940 E. 136th Street and is zoned R1 – Residential.
Filed by Jim Shinaver for Buckingham Properties.
- 2. Docket No. 05050001 DP/ADLS: Nightingale Home Healthcare**
The applicant seeks approval for an office building on 1.23 acres±. The site is located at 1036 S Range Line Rd, and is zoned B-3/Business within the Carmel Dr-Range Line Rd Overlay.
Filed by Mark Swanson of Mark Swanson Associates.
- 3. Docket No. 05050003 Z: Fortune Rezone**
The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131st Street and is zoned S1.
Filed by Charlie Frankenberger
- 4. Docket No. 04090045 ADLS: O'Malia Fireplace.**
The applicant seeks approval of a building and parking lot expansion. The site is located at 220 South Range Line Road. The site is zoned B-1/Business.
Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.

5. CONTINUED TO SEPTEMBER 6, 2005, MEETING

Docket No. 05060013 ADLS Amend: Carmel Office Park – Building 4

The applicant seeks to construct a 10,105 square foot office/warehouse building and associated parking.

The site is located at 389 Gradle Drive and is zoned I1 (Industrial).

Filed by Mark Settlemyre of Foresight Engineering.

6. Docket No. 05070018 ADLS Amend: Lotus Heart Yoga Centre

The applicant seeks approval for an awning sign.

The site is located at 14 ½ W. Main Street and is zoned B2 within the Old Town Overlay.

Filed by Robbin Schneider for Lotus Heart Yoga Centre.

7. Docket No. 05060035 ADLS Amend: Hamilton Crossing East: Chase Bank

The applicant seeks approval for 2 wall signs and a building retrofit.

The site is located southeast of 126th St. and US 31 and is zoned B-2/Business within the US 31 Overlay.

Filed by Paul Reis of Drewry Simmons & Vornehm.

8. Docket No. 05070019 ADLS Amend: Bank One / Chase ATM Structure and Signage

The applicant seeks approval for the replacement of ATM signage and structure.

The site is located at 200 E. Carmel Drive and is zoned B8 within the Range Line Rd./Carmel Dr. Overlay.

Filed by George Geiger of Dana Signs for Chase Bank.

9. Docket No. 05060011 DP/ADLS: Guilford Road Condominiums (Townhomes)

The applicant seeks create an 8 townhome buildings containing a total of 37 units on 2.15 acres. The site is located at the SW corner of Main St. and Guilford Road and is zoned OM/MU (Old Meridian/Mixed Use).

Filed by Marc Monroe for Guilford Real Estate Partners, LLC.

10. Docket No. 05070020 ADLS Amend: DoubleTree Guest Suites

The applicant seeks approval for exterior modifications, mainly of the roof color & signage. The site is located at 11355 N Meridian and is zoned B6/Business within the US 31 Overlay.

Filed by Robert Scherer of The Sign Group, Inc.

11. Docket No. 05070021 ADLS Amend: Burger King Exterior

The applicant seeks approval for exterior modifications (painting and roofing).

The site is located at 613 E. Carmel Drive and is zoned B8.

Filed by Robert Cripe of Peabody Painting for Burger King.